

When recorded return to:
200 Suzanne LANE, LLC
5124 EVERGREEN STE D4-4
EVERETT, WA 98203

Recorded at the request of:
Guardian Northwest Title
File Number: A109583

201609010123
Skagit County Auditor \$75.00
9/1/2016 Page 1 of 3 3:36PM

Statutory Warranty Deed

A109583
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Burton Group LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to 200 Suzanne LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal: *LANE
Section 32, Township 34 North, Range 4 East; Ptn. SW NW (aka Lot 3, BSP #L99-0003)

Tax Parcel Number(s): P119264, 8040-000-003-0000

Lot 3, SKAGIT COUNTY BINDING SITE PLAN NO. L99-0003, approved July 1, 2002, recorded July 1, 2002, under Auditor's File No 200207010180, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Northwest Quarter in Section 32, Township 34 North, Range 4 East of the Willamette Meridian.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated 8/08/2016

Burton Group LLC

By: David Burton, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20163910
SEP 01 2016

Amount Paid \$18,428.00
Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that David Burton is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Member of Burton Group LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 8/31/16

Notary Public in and for the State of Washington

Residing at Sedro Woolley

My appointment expires: 3/7/20



EXHIBIT A

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: January 12, 1925
Auditor's No. 180101
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Area Affected: Subject property

B. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded: April 14, 1953
Auditor's No.: 487106

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon
Dated: October 9, 2000
Recorded: July 10, 2001
Auditor's No. 200107100051
Purpose: Right to construct, maintain, replace, etc., sanitary sewage facilities, drainage facilities, and/or telecommunication facilities, etc.
Area Affected: West 30 feet of subject property

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon
Recorded: July 10, 2001
Auditor's No. 200107100052
Purpose: Right to construct, maintain, replace, etc., sanitary sewage facilities, drainage facilities, and/or telecommunication facilities, etc.

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County
Recorded: July 1, 2002
Auditor's No. 200207010181
Purpose: Protected Critical Area Easement
Area Affected: Tract B of BSP

F. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Binding Site Plan #L99-0003
Recorded: July 1, 2002
Auditor's No.: 200207010180

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1
Recorded: May 27, 1998
Auditor's No.: 9805270084
Purpose: Waterlines or related facilities
Area Affected: West 7 feet of the subject property

H. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: March 22, 2004
Auditor's No.: 200403220177
Regarding: Special Flood Hazard Area

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

I. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS ADJACENT TO PROPERTY DESIGNATED NATURAL RESOURCE LANDS BY Skagit COUNTY.

Executed By: James O. Spane
Recorded: March 22, 2004
Auditor's No.: 200403220176

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.